



Meeting Minutes

City Council

Tuesday, April 23, 2024

11:30 AM

Council Chambers

Addendums may be added on Friday.

A. Mayor Paulette Guajardo to call the meeting to order.

Mayor Guajardo called the meeting to order at 11:37 a.m.

B. Invocation to be given by Reverend Claude Axel with Mount Pilgrim Baptist Church.

Reverend Claude Axel with Mount Pilgrim Baptist Church, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Alyssa Cantu Benware, Senior at Richard King High School.

Alyssa Cantu Benware, Senior at Richard King High School, led the Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag.

D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers: City Manager Peter Zanoni, Deputy City Attorney Buck Brice and City Secretary Rebecca Huerta

Present: 9 - Mayor Paulette Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Mike Pusley, Council Member Dan Suckley, Council Member Everett Roy, Council Member Jim Klein, and Council Member Sylvia Campos

E. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1-2)

1. [24-0628](#) Staff Announcement: Kamil Taras, Assistant Director of Corpus Christi Water - Finance and Administration

City Manager Peter Zanoni announced Kamil Taras as the Assistant Director of Corpus Christi Water-Finance and Administration. Mr. Taras oversees Corpus Christi Water's annual operating and capital budgets, financial management, water and wastewater rates and contracts and procurement. He has over 14 years of experience in finance and budget.

2. [24-0589](#) Buc Days (May 2 - May 12) Overview, Presented by Johnny Philipello,

President/CEO of Buc Days Commission

President and CEO of Buc Days Commission Johnny Philipello presented an overview on Buc Days (May 2 - May 12) as follows: museums included in Buc Days admission; Rally night parade; velocity tour; PBR national event map; rodeo and concert series; Buc Days Steam Expo; Buc Days Construction Junior; Buc Days food challenge; and Port of Corpus Christi Leadership Program.

A Council Member commended Mr. Philipello and the Buc Commission for their efforts in organizing this event.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment.

The following citizens spoke in support of Item 4, repealing the Partnership for Vaccine Equity (PAVE) Grant: Patricia Anderson, 409 Grant Place, Roseanne Norman, 4629 Monette Dr., Melinda De Los Santos, 611 Gulf Shore Place, Leisha Martin, 1314 Harbor Lights Dr.

Ron Graban, 202 Surfside Blvd., expressed concern regarding the lack of communication about the date change for the TIRZ #4 meeting.

Ariana Jones, 754 Kings Point Harbor Dr., spoke about the criteria for appointing a TIRZ #4 community representative.

John Weber, 609 Naples St. and Jason Hale, 4421 Hamlin Dr., spoke in opposition to desalination.

Susie Saldana, 4710 Hakel Dr., commended Corpus Christi Police Officers for their service, and stated that each individual should choose whether or not to receive the COVID-19 vaccine.

Adam Rios, 7301 Tangled Ridge Court, advocated for a skate park on Padre Island.

Elizabeth Whitehurst, 3501 Aransas St., spoke in opposition to Item 4.

G. BOARD & COMMITTEE APPOINTMENTS: (NONE)

H. EXPLANATION OF COUNCIL ACTION:

I. CONSENT AGENDA: (ITEMS 3-6)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Items 4 and 5 were pulled for individual consideration.

Council Member Pusley moved to approve the consent agenda with the exception of Items 4 and 5, seconded by Council Member Barrera. The motion carried by the following vote:

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

3. [24-0662](#) Approval of the April 16, 2024 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

4. [24-0617](#) Ordinance repealing January 30, 2024 City Council approval of Ordinance No. 033276, which approved the acceptance of the \$75,000 Partnership for Vaccine Equity (PAVE) Grant from the National Association of County and City Health Officials (NACCHO) to provide a Communications Campaign to strengthen vaccination uptake, as requested by Council Members Hunter, Pusley, and Hernandez.

Mayor Guajardo referred to Item 4.

Mayor Guajardo opened public comment.

The following citizens spoke in support of repealing the Partnership for Vaccine Equity (PAVE) Grant: Shawn Flanagan, 4218 Herndon St., Deborah Williamson, 25 Rock Creek Dr., and Samuel Fryer, 2222 Cardinales Lane.

Mayor Guajardo closed public comment.

Council Members and Director of Public Health Fauzia Khan discussed the following topics: concerns regarding purpose of the grant in how it will prove a successful study; and this grant is to educate the community about all vaccinations.

Council Member Hernandez moved to approve the ordinance, seconded by Council Member Pusley. This Ordinance was passed on second reading and approved with the following vote:

Aye: 5 - Mayor Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Pusley and Council Member Roy

Nay: 4 - Council Member Barrera, Council Member Suckley, Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: 033348

Consent - Contracts and Procurement

5. [23-1960](#) Motion authorizing execution of a two-year supply agreement with South Texas Cement, LLC, of New Braunfels, with an office in Corpus Christi, in an amount not to exceed \$199,000.00, for bulk cement for the Public Works Department, with FY 2024 funding of \$41,458.33 from the Street Fund.

Mayor Guajardo referred to Item 5.

Council Members and Director of Public Works Ernest De La Garza discussed the following topics: in response to concerns about only having one bid for cement, staff stated this company is the sole supplier for bulk cement in Corpus Christi.

Council Member Pusley moved to approve the motion, seconded by Council Member Hunter. This Motion was passed and approved with the following vote:

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: M2024-061

6. [24-0445](#) Resolution authorizing the acquisition of 91 vehicles and equipment units by various departments, as approved in the adopted FY 2024 Budget, of which 84 units will be outright purchases and seven units will be lease-purchases through JPMorgan for \$9,621,339.78, with such items to be acquired in the manner, at the amounts, and from the sources stated with FY 2024 funding of \$7,856,853.45 and the remaining balance of \$1,764,486.33 for the lease purchase items to be funded through the annual budget process.

This Resolution was passed on the consent agenda.

Enactment No: 033349

J. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 2:58 p.m. Executive Session Item 13 was held during the lunch recess. Mayor Guajardo reconvened the meeting at 3:51 p.m.

K. PUBLIC HEARINGS: (NONE)

L. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 7-12)

7. [24-0256](#) Ordinance authorizing an agreement between the Type B Corporation and Elevate QOF LLC, for a total incentive amount not to exceed \$2,000,000 for Homewood Suites by Hilton at the corner of N Chaparral Street and Lomax Street; for costs associated with the street level retail, public space, and outdoor dining area activation including gray box and finish out including necessary floodwall and dry flood proofing to allow for consistent street level

access; authorizing the expenditure of up to \$2,000,000 from the Type B unreserved fund balance; and amending the fiscal year 2023-24 budget to increase expenditures by \$2,000,000.00.

Mayor Guajardo referred to Item 7.

President and CEO of Corpus Christi Economic Development Corporation (EDC) Mike Culbertson presented information on the Homewood Suites by Hilton.

Council Members, President and CEO of EDC Culbertson, City Manager Peter Zaroni, and Chair of Type B Board Leah Pagan-Olivarri discussed the following topics: concerns regarding the amount approved by the Type B Board; City staff is working with the applicant to obtain more information regarding the application; the contract identifies what the expectations are for this project; the Type B Board took interest in the retail and street level access of this project; and a concern that the presentation given to Council was not updated to reflect what the Type B Board recommended.

Mayor Guajardo opened public comment.

The following citizens spoke in opposition to this Item: Taylor Johnson, 4609 Schwerin Lake Dr., Zachary Bornstein, 401 Chaparral St., Ajit David, 5821 Ocean Dr., Edgar Ramirez, 7170 Windbrook Lane, and Daryl Genzer, 221 Commerce St., Portland, TX.

The following citizens spoke in support of this Item: Kaushik Bhakta, 6145 Saint Dennis St. and Melody Nixon-Bice, 5141 Diver Duck Court.

Mayor Guajardo closed public comment.

Council Member Roy moved to approve the ordinance, seconded by Council Member Pusley. This Ordinance was passed on second reading and approved with the following vote:

Aye: 5 - Mayor Guajardo, Council Member Barrera, Council Member Pusley, Council Member Suckley and Council Member Roy

Nay: 3 - Council Member Hunter, Council Member Klein and Council Member Campos

Abstained: 1 - Council Member Hernandez

Enactment No: 033350

8. [24-0508](#) Motion awarding a construction contract to Barcom Construction, Inc., Corpus Christi, TX, for the American Bank Center Exterior Improvements project in an amount of \$2,456,964.16 for the base bid for the landscaping, irrigation system and addressing drainage issues located in Council District 1 with FY 2024 Capital Budget funding available from the HOT CIP Funds and Type A Sales Tax CIP funds.

Mayor Guajardo referred to Item 8.

Council Members, City Manager Peter Zanoni, and Director of Engineering Services Jeff Edmonds discussed the following topics: whether condensation from HVAC system will be used as irrigation versus city water; these improvements do not include the steps near the Selena Auditorium; and a concern about the amount of palm trees depicted in the renderings.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Hunter moved to approve the motion, seconded by Council Member Pusley. This Motion was passed and approved with the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Nay: 1 - Council Member Hernandez

Abstained: 0

Enactment No: M2024-062

9. [24-0620](#) Consistent with the FY 2024 approved Three-Year Capital Improvement Program approved by Corpus Christi City Council on September 5, 2023, consideration and approval of an ordinance authorizing the issuance of “City of Corpus Christi, Texas, General Improvement Bonds, Series 2024”, for the first issuance of bonds from the Bond 2022 authorization, for improvements to streets and parks and recreation facilities in an amount not to exceed \$50,000,000 and refinancings in an amount not to exceed \$105,000,000 in a sale to be conducted in November 2024, for the refunding, within set parameters and according to the plan of finance set by the City’s financial advisors; levying a continuing direct annual ad valorem tax for the payment of the bonds; delegating authority to the City Manager, Chief Financial Officer, Director of Finance and Procurement , and certain other authorized officials to approve and execute documents relating to the issuance, sale, and delivery of the bonds; enacting other provisions incident and related thereto; and providing for an effective date.

Mayor Guajardo referred to Item 9.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Pusley moved to approve the ordinance, seconded by Council Member Campos. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: 033351

10. [24-0629](#) Consistent with the FY 2024 approved Three-Year Capital Improvement Program approved by the Corpus Christi City Council on September 5, 2023, consideration and approval of an ordinance authorizing the issuance of “City of Corpus Christi, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Taxable Series 2024B” for solid waste improvements in an amount not to exceed \$10,605,000, within set parameters and according to the plan of finance set by the City’s financial advisors; providing for the payment of said certificates by the levy of an ad valorem tax upon all taxable property within the City and further securing said certificates by a lien on and pledge of the pledged revenues of the solid waste system; delegating authority to the City Manager, Chief Financial Officer, Director of Finance and Procurement and certain other authorized officials to approve and execute documents relating to the issuance, sale and delivery of the certificates; enacting other provisions incident and related thereto; and providing an effective date.

Mayor Guajardo referred to Item 10.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Campos moved to approve the ordinance, seconded by Council Member Pusley. This Ordinance was passed on first reading and approved with the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Nay: 1 - Council Member Hernandez

Abstained: 0

Enactment No: 033352

11. [24-0621](#) Consistent with the FY 2024 approved Three-Year Capital Improvement Program approved by the Corpus Christi City Council on September 5, 2023, consideration and approval of ordinance authorizing the issuance of City of

Corpus Christi, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2024A” for improvements to streets, city facilities, and public safety facilities in an amount not to exceed \$39,400,000, within set parameters and according to the plan of finance set by the City’s financial advisors; providing for the payment of said certificates by the levy of an ad valorem tax upon all taxable property within the City and further securing said certificates by a lien on and pledge of the pledged revenues of the solid waste system; delegating authority to the City Manager, Chief Financial Officer, Director of Finance and Procurement and certain other authorized officials to approve and execute documents relating to the issuance, sale, and delivery of the certificates; enacting other provisions incident and related thereto; and providing an effective date.

Mayor Guajardo referred to Item 11.

A Council Member and Assistant Director of Corpus Christi Water – Finance & Administration Kamil Taras discussed the following topic: the purpose of the reimbursement resolution is to save the City money.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Hunter moved to approve the ordinance, seconded by Council Member Roy. This Ordinance was passed on first reading and approved with the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Nay: 1 - Council Member Hernandez

Abstained: 0

Enactment No: 033353

12. [24-0630](#) Consistent with the FY 2024 approved Three-Year Capital Improvement Program approved by the Corpus Christi City Council on September 5, 2023, consideration and approval of ordinance by the City Council of the City of Corpus Christi, Texas authorizing the issuance of its Utility System Senior Lien Revenue Improvement and/or Refunding Bonds in one or more series (as designated by purpose and series) for water, wastewater, and stormwater utility improvements in an amount not to exceed \$186,090,000 and refinancings in an amount not to exceed \$100,000,000 within set parameters and according to the plan of finance set by the City’s financial advisors; making provisions for the payment and security thereof by a first and prior lien on and pledge of the net revenues of the City’s utility system on a parity with

certain currently outstanding utility system revenue obligations; delegating the authority to the City Manager, Chief Financial Officer, Director of Finance and Procurement and certain other authorized officials to approve and execute documents relating to the issuance; and providing an effective date.

Mayor Guajardo referred to Item 12.

Council Members, City Manager Peter Zaroni, Interim Director of Finance Alma Casas, Chief Financial Officer Constance Sanchez, and Financial Advisor of Specialized Public Finance Inc. Victor Quiroga discussed the following topics: cut operating budget versus increase rates; there is no standard ratio with respect to debt service coverage; this debt issuance does not require a decision whether or not to increase rates; how long would it take and what the cost would be for a second water treatment plant; the Evangeline Groundwater Project estimation will be brought to Council soon; and to avoid possible stage 3 water restrictions, ask all water users to cutback on usage.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Pusley. This Ordinance was passed on first reading and approved with the following vote:

Aye: 7 - Mayor Guajardo, Council Member Barrera, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Nay: 2 - Council Member Hernandez and Council Member Hunter

Abstained: 0

Enactment No: 033354

M. BRIEFINGS: (NONE)

N. EXECUTIVE SESSION: (ITEM 13)

Mayor Guajardo referred to Executive Session Item 13. The Council went into Executive Session at 2:58 p.m. The Council returned from Executive Session at 3:51 p.m.

- 13. [24-0665](#) **Executive session pursuant to Texas Gov't Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to collective bargaining matters in the Agreement with the Corpus Christi Professional Firefighters Association, Chapters 143 and 174 of the Texas Local Government Code, other collective bargaining agreements as necessary, including potential approval in open session of matters related thereto as necessary.**

This E-Session Item was discussed in executive session.

O. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 4:18 p.m